



# **Zone Change from CC-M and RMX to a Planned Development (PD) in CUF**

Public Staff Conference | July 28, 2021

# WELCOME AND HOUSEKEEPING

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
  - Please save all questions/comments until Q&A
  - Staff will unmute each participant one at a time
  - You may use “raise hand” function in the chat bar if you have a follow-up question

# WELCOME AND HOUSEKEEPING

- Please remain muted. City staff will unmute during question & answer.
- Chat Bar
  - Use the chat bar for tech-related issues or questions
  - Do not use the chat bar to ask project-specific questions

# PURPOSE OF PUBLIC STAFF CONFERENCE

- A staff conference is a public meeting to discuss the proposed zone change to allow for staff to obtain feedback about the project
  - City staff is here to facilitate the meeting and answer any process related questions
  - The applicant is here to answer any project related questions

# PROPOSAL

- The applicant, Hallmark Campus Communities is requesting a zone change from Commercial Community – Mixed (CC-M) and Residential Mixed (RMX) to a Planned Development (PD)
  - Multi-family apartments – 116 units with 469 beds
    - 214 off-street parking spaces on two levels
    - 54' - 10" height on McMillan Street – six stories
    - 75' - 6" height on Lyon Avenue – eight stories
      - Height stepped back 15' with two story townhomes on Lyon Street



# PROPOSAL



## DEVELOPMENT DATA:

Existing Zoning: CC-M (north) RMX (south)  
Proposed Zoning: Planned Development

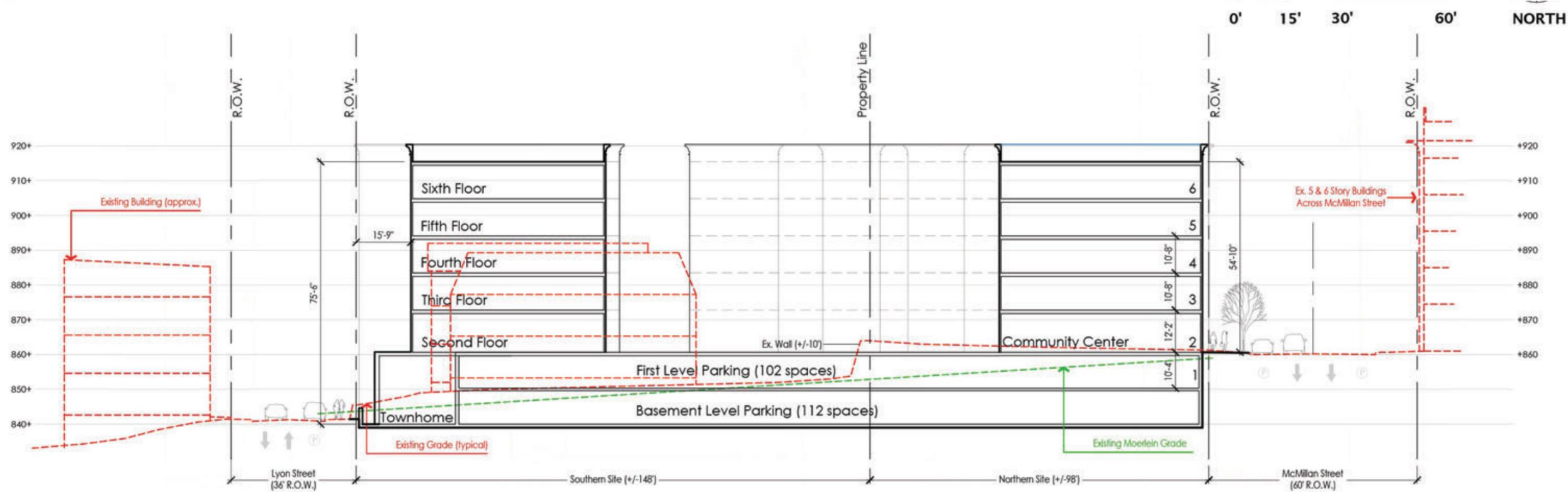
Site Area: (58,306.7 SF) +/-1.34 Acres  
Height: 6-Story + Bsmt.  
Total Units: 114  
Density: 85.1 Du/Ac.  
Total Bedrooms: 469  
Unit Mix:  
    2 bedroom: 8 (7%)  
    4 bedroom: 77 (67.5%)  
    5 bedroom: 29 (25.5%)

Parking Spaces Provided:		Parking Ratios:	
		sp/unit	sp/bed
Off Street:			
Garage Spaces:	214	1.88	.46
On Street:			
Moerlein Parking:	8		
Lyon Parking:	10		
Total:	232	2.04	0.49

Open Space Provided:	
Sidewalk:	1,198 SF (2% of site)
Amenity Deck:	7,652 SF (13% of site)
Green Space:	4,216 SF (7% of site)
Total:	13,066 SF (22% of site)

Lot Coverage:	
Building:	51,590 SF (88% of site)
Asphalt Drive:	318 SF (0.5% of site)
Total:	51,908 SF (89% of site)

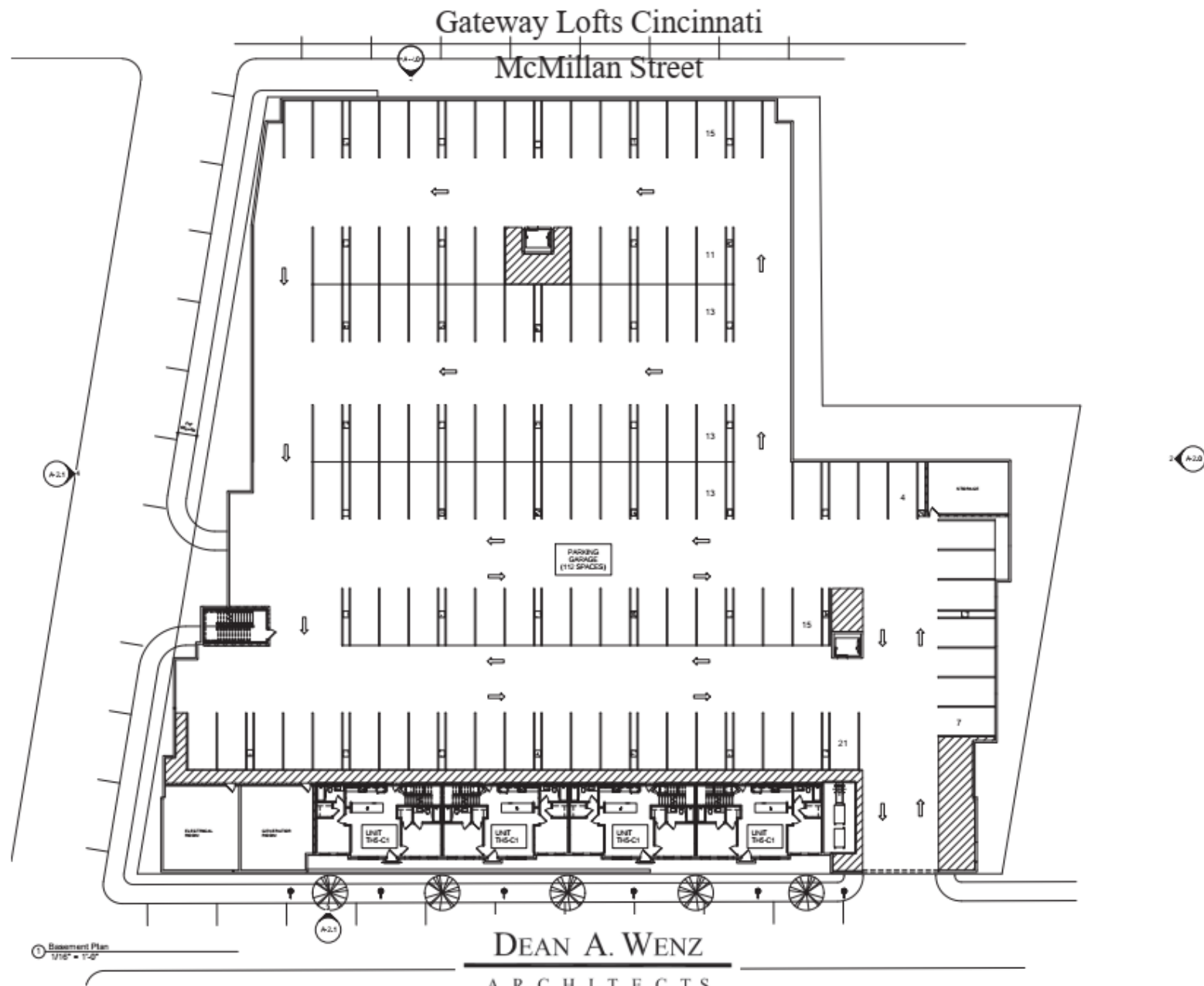
# PROPOSAL



CROSS-SECTION THROUGH SITE LOOKING WEST:

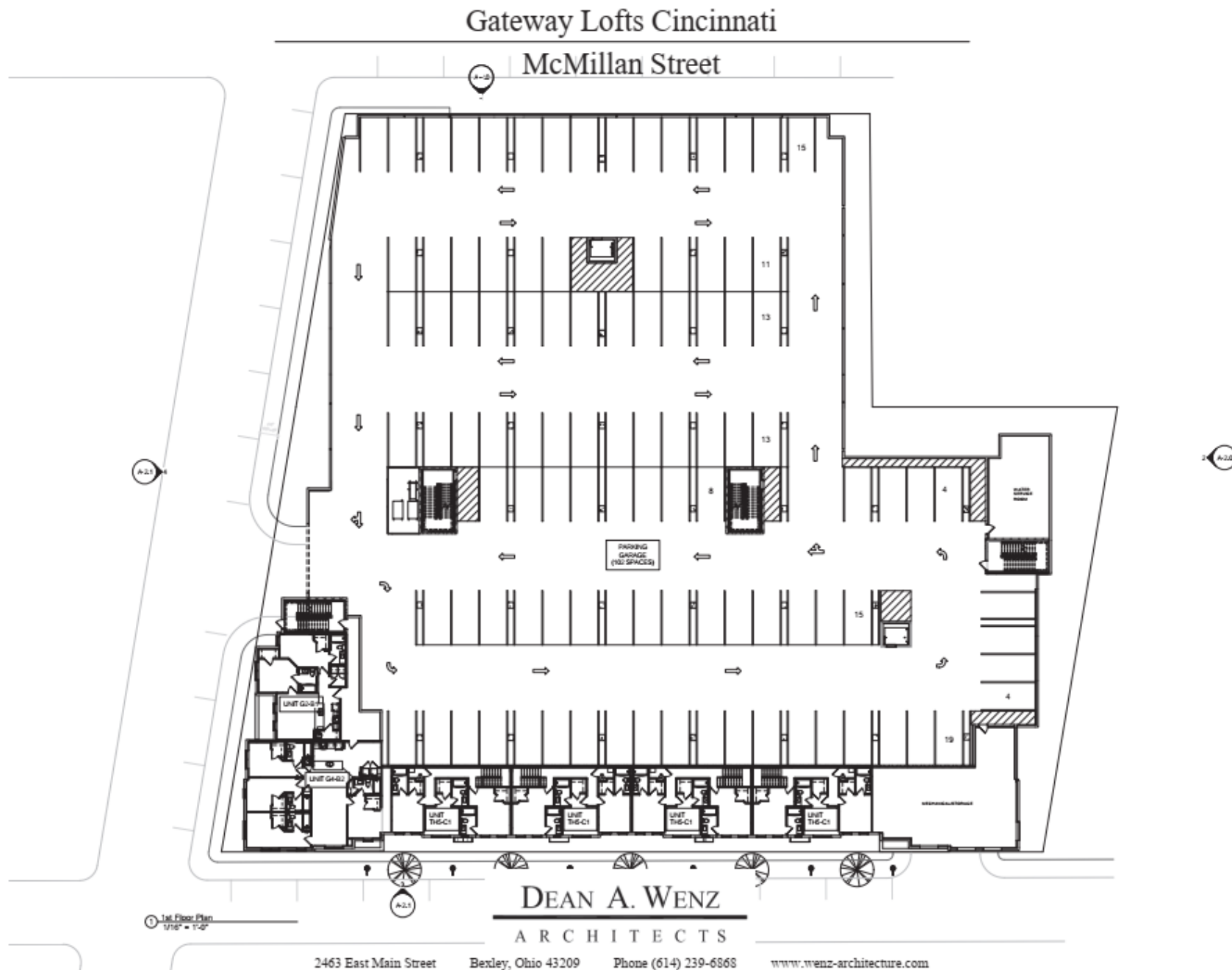


# BASEMENT PLAN

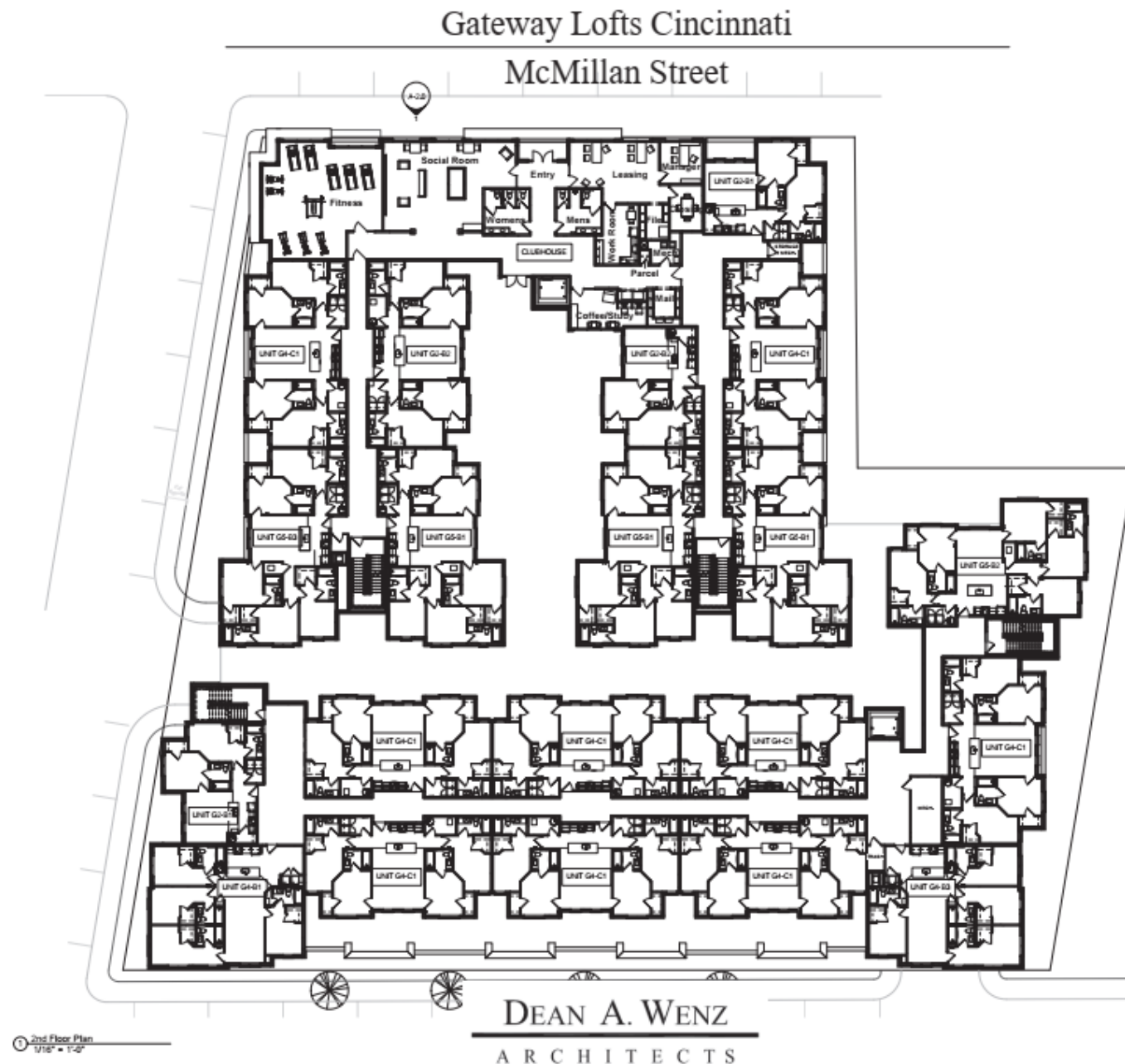




# 1ST FLOOR PLAN



# 2ND FLOOR PLAN



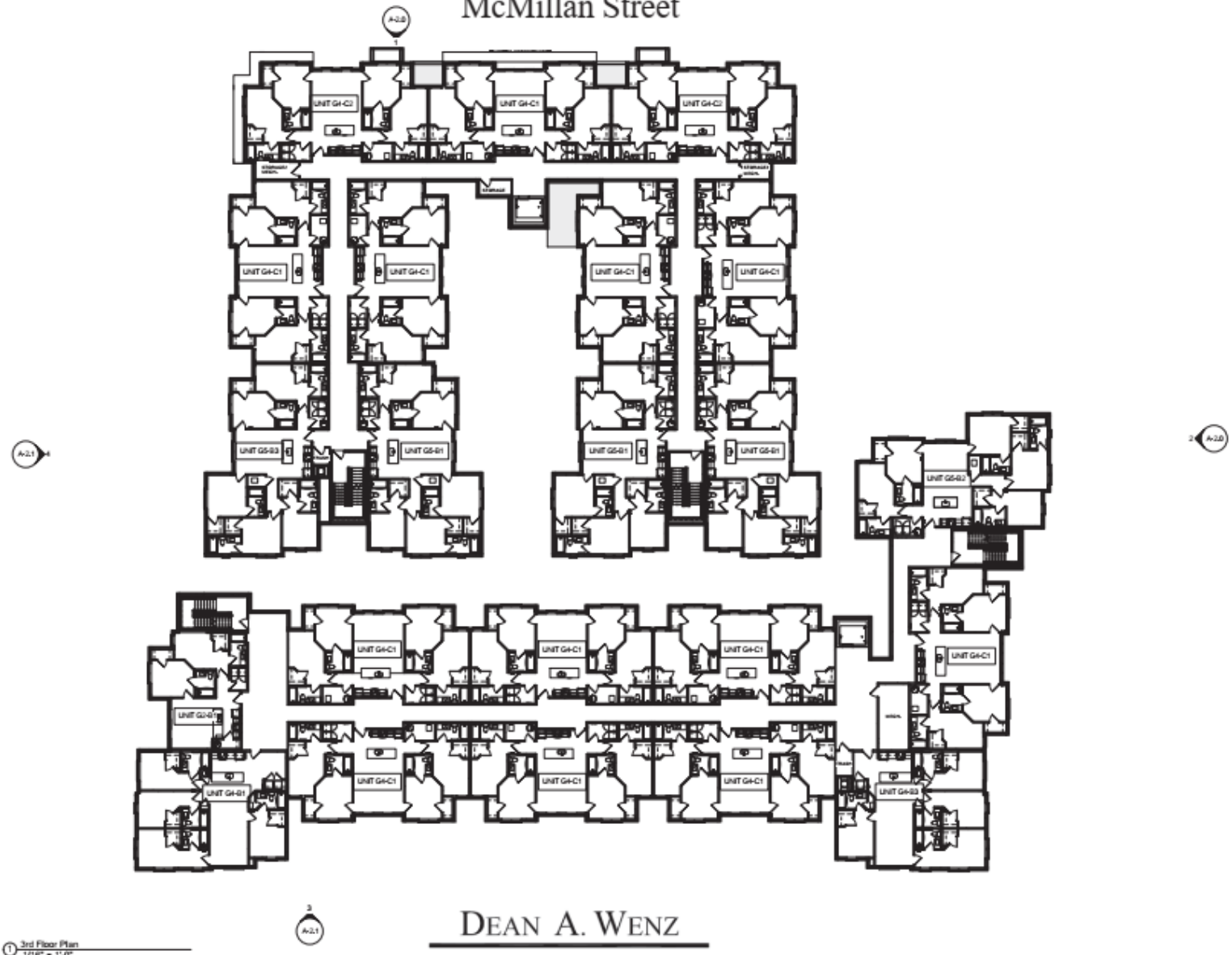
2nd Floor Plan  
1/16" = 1'-0"

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ARCHITECTS

# 3RD FLOOR PLAN

## Gateway Lofts Cincinnati

McMillan Street

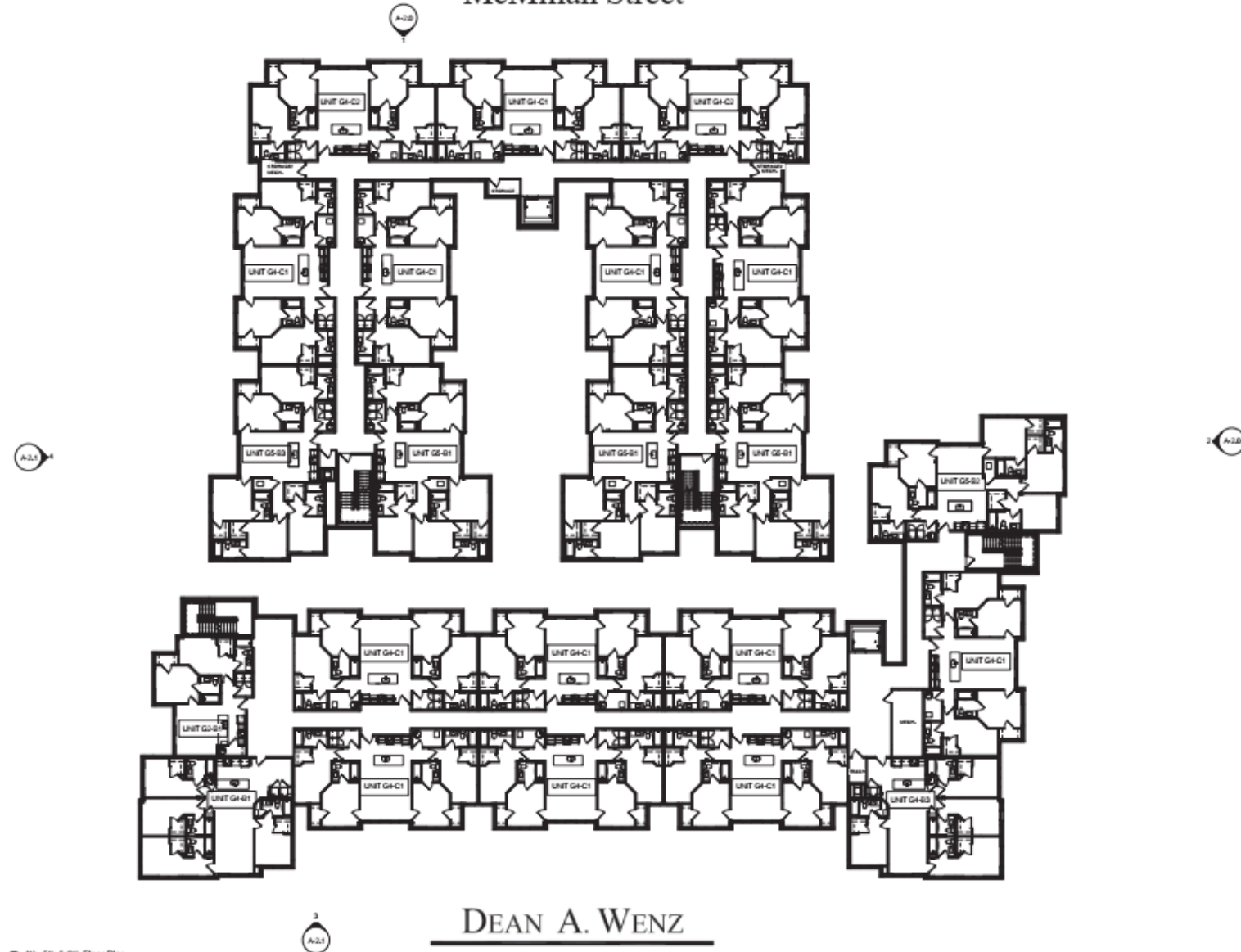


1 3rd Floor Plan  
1/16" = 1'-0"

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2463 East Main Street Bexley, Ohio 43209 Phone (614) 239-6868 [www.wenz-architecture.com](http://www.wenz-architecture.com)

## Gateway Lofts Cincinnati McMillan Street



① 4th, 5th & 6th Floor Plan  
1/16" = 1'-0"

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2463 East Main Street

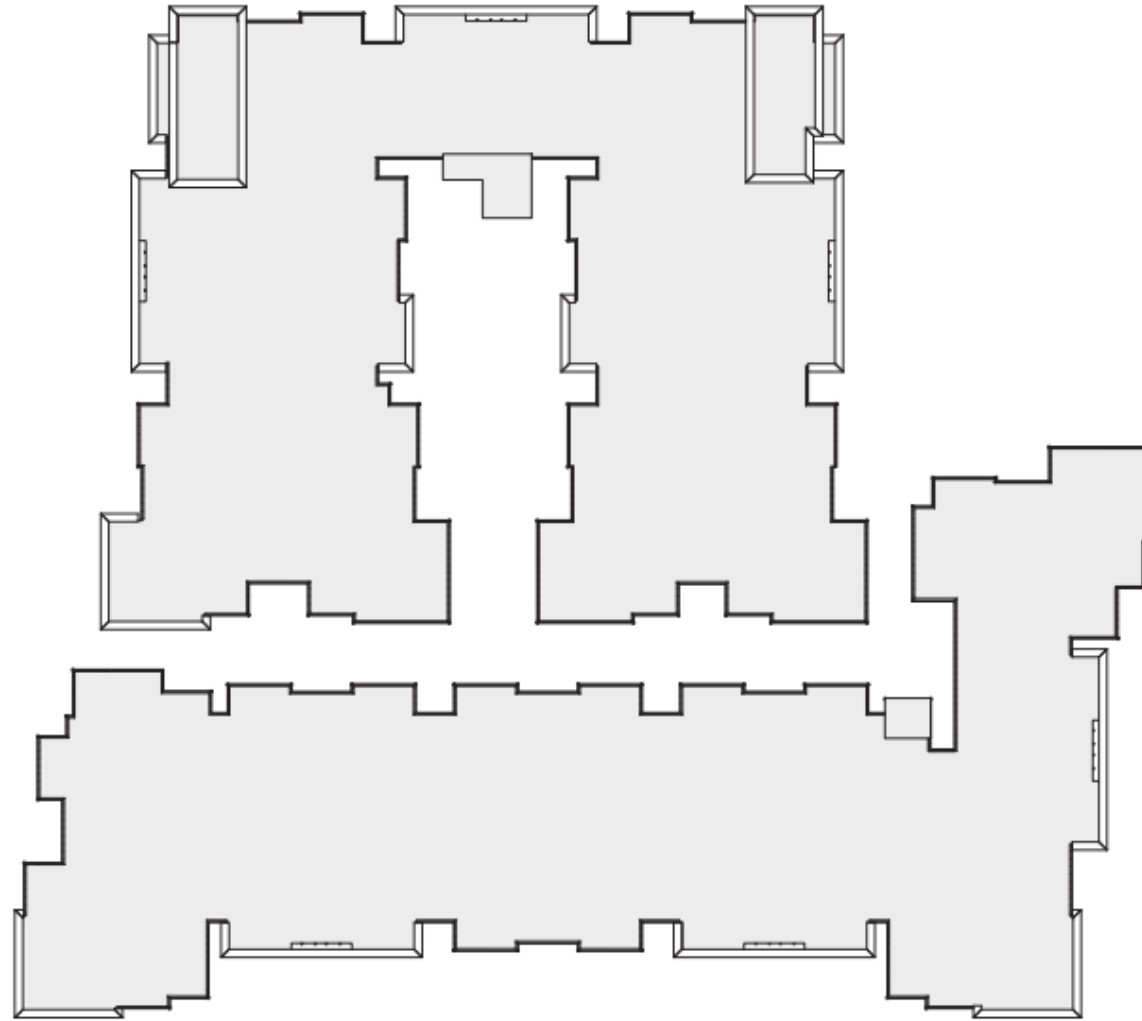
Bexley, Ohio 43209

Phone (614) 239-6868

[www.wenz-architecture.com](http://www.wenz-architecture.com)

## Gateway Lofts Cincinnati

McMillan Street



① Roof Plan  
1/16" = 1'-0"

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# ELEVATIONS

## Gateway Lofts Cincinnati

### McMillan Street



## NORTH



## EAST

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# ELEVATIONS

## Gateway Lofts Cincinnati

### McMillan Street



3 South  
3/32" = 1'-0"

## SOUTH



4 West  
3/32" = 1'-0"

## WEST

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# QUESTION AND ANSWER

- Everyone will be unmuted one-at-a-time
- Use “raise hand” function if you have a follow-up question following your initial question
- Do not use the chat bar for project-related questions (tech issues only)

# FINAL DEVELOPMENT PLAN PROCESS

- **City Planning Commission Meeting**

- Date TBD – Will send out emailed notice to all who signed up

- **Economic Growth & Zoning Committee**

- Date TBD

- **City Council**

- Date TBD



# CONTACT

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